



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

February 21, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 3 - AGREEMENT 2495**

(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Mayor to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Calabasas (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A", attached to each agreement, indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreement and copy is to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of this agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one public agency. The agreement is with the City of Calabasas, which intends to utilize these properties for open space purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2005/2006 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the

The Honorable Board of Supervisors
February 21, 2006
Page 3

Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

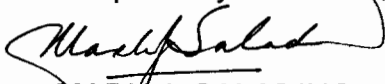
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the enclosed agreement form, the Department of the Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD

MD:lpg

D: Calabasas2495-022106

Attachments

c: Assessor
Auditor-Controller
Chief Administrative Officer
County Counsel

ATTACHMENT "A"

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
323 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

HAROLD J. GATLY
TAX COLLECTOR

November 17, 1970

W. T. KIRWEL
CHIEF DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173

NOV 24 1970

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012



LARRY S. MORTIMER
EXECUTIVE OFFICER

Gentlemen:

TAI AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

Board of Supervisors - Page 2 - November 17, 1970

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,


HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

SUMMARY OF PUBLIC AGENCY'S PURCHASE

THIRD SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2495

AGENCY

City of Calabasas
Public Agency

Selling price of these parcels
shall be \$36,498.00

Public Agency intends to utilize these
Properties for open space purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATIONS</u>	<u>PARCEL NUMBERS</u>	<u>MINIMUM BID</u>
3 rd	CITY OF CALABASAS	2072-007-064	\$ 4,437.00
3 rd	CITY OF CALABASAS	2072-030-020	\$ 30,642.00
3 rd	CITY OF CALABASAS	2080-020-004	\$ 1,419.00

AGREEMENT NUMBER 2495

CITY OF CALABASAS

THIRD SUPERVISORIAL DISTRICT



CITY of CALABASAS

July 5, 2005

DISTRICT # 3
AGREEMENT # 2495

Mr. Stanley Redins, Deputy
County of Los Angeles
Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room #130
P.O. Box 512102
Los Angeles, CA 90051-0102

**SUBJECT: INTEREST BY THE CITY OF CALABASAS TO ACQUIRE TAX
DEFAULTED PROPERTIES WITHIN CALABASAS UNDER CHAPTER 8
OF THE REVENUE AND TAXATION CODE - 2005-B AUCTION**

Dear Mr. Redins:

The City of Calabasas wishes to notify you that it opposes the public auction of four (4) tax-defaulted properties located in the City of Calabasas, listed below, as per Chapter 7 of the State Revenue and Taxation Code. The properties are listed on the 2005-B Tax Sale and are described as follows:

- 2080-020-004 - The minimum bid is \$1,349 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes.

The City is interested in purchasing the following parcels as noted below:

- 2072-007-064 - The minimum bid is \$4,194 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes. This parcel is a "paper" street (Lily Drive) located in the Calabasas Highlands. The parcel is adjacent to 42 lots that Los Angeles County sold to the Santa Monica Mountains Conservancy in 2003. The City is interested in entering into negotiations with Los Angeles County to lower the purchase price of this parcel. Given the fact that the parcel consists of a 26-foot wide "paper" street, the only practical value of the parcel would be in combining it with the adjacent 42 lots.

- R. • 2072-030 011 - The minimum bid is \$5,511 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes. This parcel was originally listed on the 2004-A Tax Sale. Before the City could remove the parcel from the list, we were informed that the parcel was no longer available. The City is interested

26135 Mureau Road
Calabasas, CA 91302-3172
(818) 878-4225
Fax (818) 878-4215

received
7-6-05
S. Redins

in purchasing this parcel at the price of \$3,404 plus County of Los Angeles administration costs which was the price listed in the 2004-A tax defaulted properties list.

- 2072-030-020 – The minimum bid is \$29,296 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes. This parcel was removed by Mountains Restoration Trust (MRT) on behalf of the City as part of the 2003-B Tax Sale. MRT then transferred the right to purchase the property to the City (see attached correspondence). Since the City was not given the opportunity to purchase the property as part of the transfer, we are requesting that we be allowed to purchase the property for the price listed in the 2003-B Tax Sale (\$24,243 plus County of Los Angeles administration costs).

Please advise us of the process the City would need to follow to purchase the three parcels at the prices indicated. Joyce Parker-Bozylinski, Project Planner has been assigned to this project and can be contacted at (818) 878-4242 ext. 301. The City of Calabasas looks forward to working with County staff in completing the tax-default property transactions.

Sincerely,



Anthony M. Coroalles
City Manager

cc: Maureen Tamuri, Community Development Director

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Calabasas
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by tax agency/revenue district to preserve its lien
- ☒ Purchase by tax agency/revenue district to use parcel(s) for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by taxing agency for public purpose
- ☐ Purchase by State, county, revenue district or redevelopment agency for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate document (e.g. Exhibit A) and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel number: 2072-007-064, 2072-030-020, and 2080-020-004
3. State the purpose and intended use for each parcel: All three parcels are intended for open space.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer



Authorizing Signature

City Manager

Title

12/4/05

Date

RESOLUTION NO. 2004-889

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, APPROVING THE ACQUISITION OF FOUR (4) LOS ANGELES COUNTY TAX-DEFAULTED PROPERTIES IN OLD TOPANGA AND CALABASAS HIGHLANDS IN THE AMOUNT OF \$38,890 PLUS ADMINISTRATION COSTS (ASSESSOR PARCEL NUMBERS 2072-020-004, 2072-030-020, 2080-015-022 AND 2080-015-023).

WHEREAS, the City of Calabasas expresses an interest in acquiring two (2) tax-defaulted properties from the County of Los Angeles under Chapter 8 of the State Revenue and Taxation Code from the 2004B tax-defaulted properties list; and

WHEREAS, the City of Calabasas expresses an interest in transferring from Mountains Restoration Trust (MRT) the right to purchase two (2) additional tax-defaulted properties that were removed from the 2003B Tax-default list by MRT; and

WHEREAS, the four (4) tax-defaulted properties are located within the Old Topanga and Calabasas Highlands areas of the City of Calabasas, as described in Exhibit 1, attached; and

WHEREAS, the intended purpose of acquisition for the tax-defaulted properties as described in Exhibit 1, attached, is for open space protection.

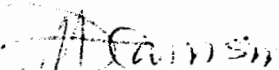
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Calabasas as follows:

SECTION 1. That the City of Calabasas expresses an interest in acquiring the four tax-defaulted properties described in Exhibit 1, attached, from the County of Los Angeles.

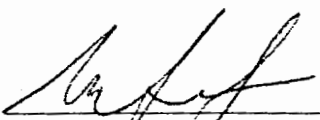
SECTION 2. That City staff is authorized to proceed with the acquisition of these four tax-defaulted properties through the Los Angeles County Tax Collector's office.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be process in the a manner required by law.

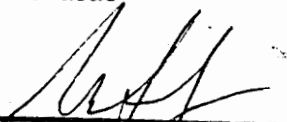
PASSED, APPROVED AND ADOPTED this 7th day of July 2004.


Michael Harrison, Mayor


ATTEST:


Mark Jomsky, Assistant City Clerk

Certified to be a true and correct copy
of original document on file with the
City of Calabasas


Mark Jomsky, Deputy City Clerk

APPROVED AS TO FORM:


Michael G. Colantuono, City Attorney

RESOLUTION NO. 2005-974

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS APPROVING THE ACQUISITION OF TWO LOS ANGELES COUNTY TAX-DEFAULTED PROPERTIES IN OLD TOPANGA AND CALABASAS HIGHLANDS IN THE AMOUNT OF \$5,856 PLUS ADMINISTRATION COSTS (ASSESSOR PARCEL NUMBERS 2072-007-064 AND 2080-020-004)

WHEREAS, the City of Calabasas expresses an interest in acquiring two tax defaulted properties from the County of Los Angeles under Chapter 8 of the State Revenue and Taxation Code from the 2005-B tax defaulted properties list; and

WHEREAS, the tax defaulted properties are located within the Old Topanga and Calabasas Highlands area of the City of Calabasas, as described in Exhibit 1, attached; and

WHEREAS, the intended purpose of acquisition for the tax defaulted properties, as described in Exhibit 1, attached is for open space preservation;

WHEREAS, the purchase is consistent with the General Plan including the Open Space Element which calls for the protection of environmental resources and maintenance of an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, and protect public safety.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Calabasas as follows:

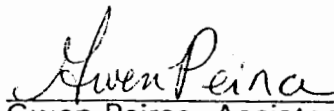
Section 1. That the City of Calabasas expresses an interest in acquiring the tax defaulted properties described in Exhibit 1, attached, from the County of Los Angeles.

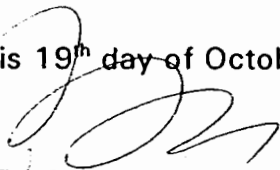
Section 2. That City staff is authorized to proceed with the acquisition of the tax defaulted properties through the Los Angeles County Tax Collector's office.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

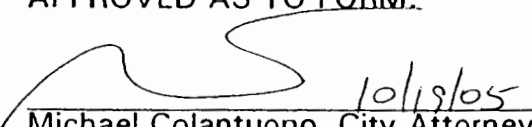
PASSED, APPROVED AND ADOPTED, this 19th day of October, 2005.

ATTEST:


Gwen Peirce, Assistant City Clerk


Barry Groveman, Mayor

APPROVED AS TO FORM:


Michael Colantuono, City Attorney

County of Los Angeles: Rick Auerbach, Assessor.

View Printing Instructions

OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES



2072-030-020

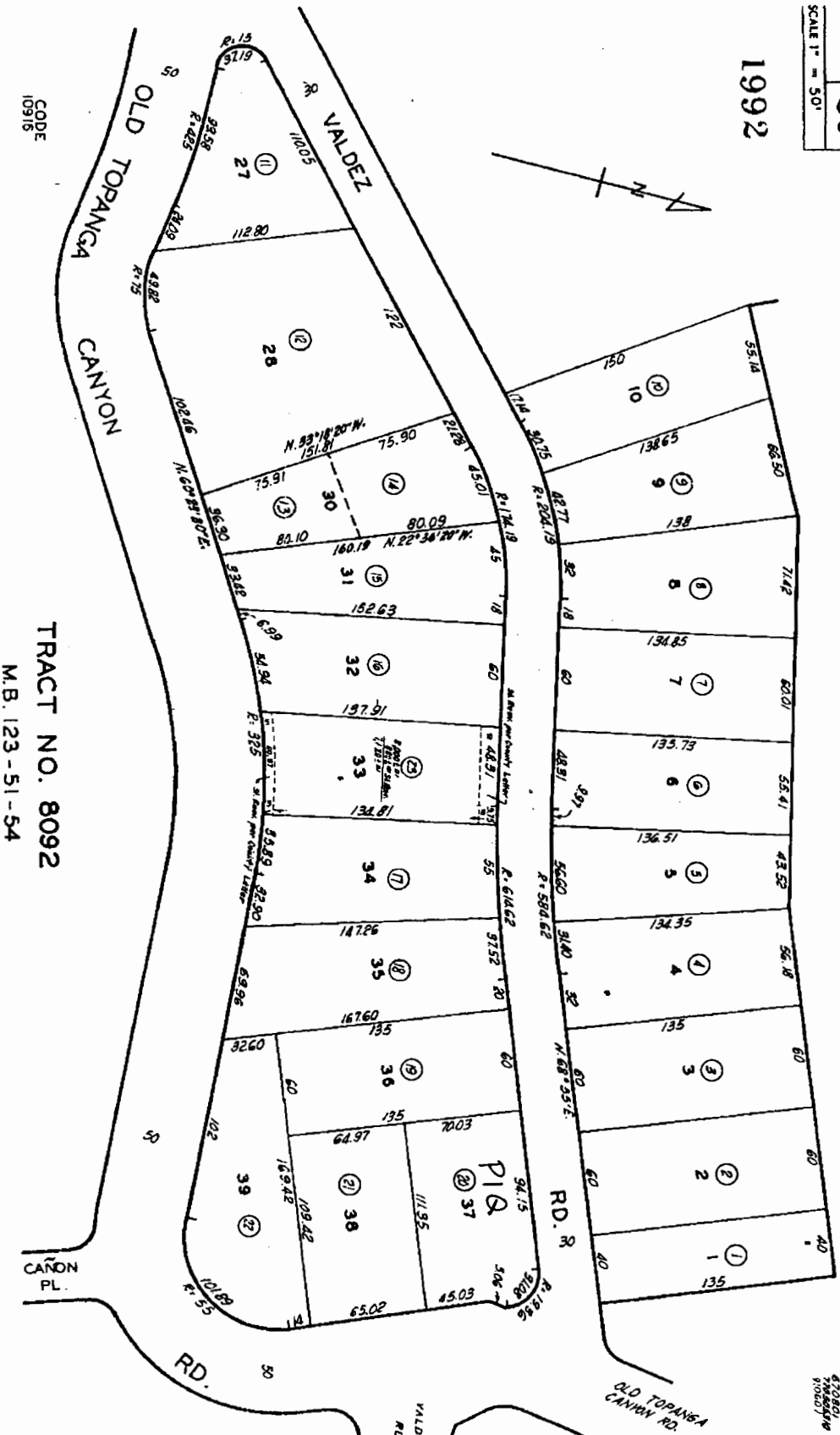
County of Los Angeles: Rick Auerbach, Assessor

View Enlarged Map

View Printing Instructions

2072 30
SCALE 1" = 50'

1992



**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF CALABASAS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Office of the County Counsel

By *Joe M. Acella*

Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF CALABASAS

Robin Foster
City Clerk

By

Tony Corrales
City Manager

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By

Clerk of the Board of Supervisors

By

Mayor of the Board of Supervisors

By

Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By

Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Martha Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20____.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2495

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF CALABASAS	1996	2072-007-064	\$ 4,437.00*	OPEN SPACE

**LEGAL
DESCRIPTION**

TRACT NO 9435 NE 1/2 OF LILY DR VAC ADJ LOTS 11, 12 AND 13 BLK 21 ON NE AND LILY DR
VAC ADJ LOTS 4, 5, 8 AND 9 BLK 21 ON NE

CITY OF CALABASAS	1986	2072-030-020	\$30,642.00*	OPEN SPACE
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**LEGAL
DESCRIPTION**

TRACT # 8092 LOT 37

CITY OF CALABASAS	1994	2080-020-004	\$ 1,419.00*	OPEN SPACE
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**LEGAL
DESCRIPTION**

TRACT # 7094 EX OF ST LOT 112

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF CALABASAS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Office of the County Counsel

By *Joe M. Acilla*

Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2495

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: Robin Foster
CITY OF CALABASAS City Clerk

By Tony Corrales
City Manager

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Mayor of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Mashif Salad
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20____.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2495

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF CALABASAS	1996	2072-007-064	\$ 4,437.00*	OPEN SPACE

**LEGAL
DESCRIPTION**

TRACT NO 9435 NE 1/2 OF LILY DR VAC ADJ LOTS 11, 12 AND 13 BLK 21 ON NE AND LILY DR
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CITY OF CALABASAS	1986	2072-030-020	\$30,642.00*	OPEN SPACE
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